

\$699,900 - 153, 3901 54 Avenue Ne, Calgary

MLS® #A2220522

\$699,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Westwinds, Calgary, Alberta

Fantastic opportunity to own a high-exposure corner commercial bay in the highly desirable Westwinds Business District. This professionally managed unit offers approximately 2,900 sq. ft. over two floors, with great natural light from large windows on both levels.

The main floor features a versatile open-concept layout—ideal for retail, office, showroom, or light industrial use. The second floor includes two self-contained office suites, each with its own entrance, providing excellent rental income potential (estimated at \$2,500/month for the two upper units). One upper unit is currently leased.

Positioned in a prime location area with excellent accessibility and strong leasing potential, this property offers a valuable opportunity for commercial investors seeking portfolio growth and income stability.



Built in 2003

Essential Information

MLS® #	A2220522
Price	\$699,900
Bathrooms	0.00
Acres	0.00
Year Built	2003
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address 153, 3901 54 Avenue Ne
Subdivision Westwinds
City Calgary
County Calgary
Province Alberta
Postal Code T2H3B8

Amenities

Parking Spaces 4

Additional Information

Date Listed May 14th, 2025
Days on Market 3
Zoning DC

Listing Details

Listing Office TREC The Real Estate Company



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